BUREAU OF STATISTICS

YUKON RENT SURVEY

December 2008

- The total number of apartments surveyed in Whitehorse in December 2008 ..... **841**
- The vacancy rate for all units surveyed in Whitehorse in December 2008 ..... **2.4%**
- The median rent for all units surveyed in Whitehorse in December 2008 ..... **$750**

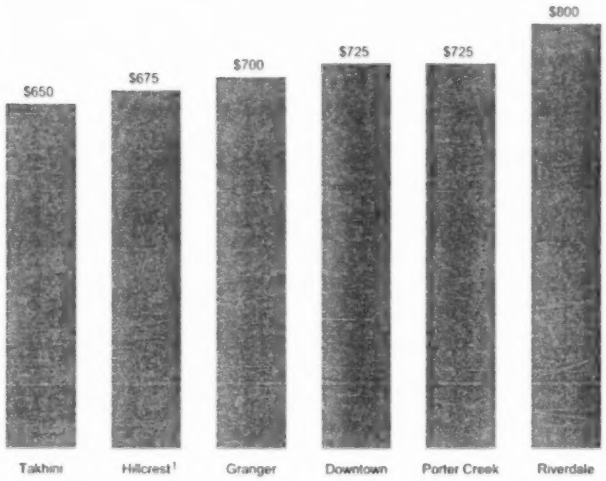
1 Monthly Median Rent

Monthly Median Rent for All Units
December 2007 to December 2008

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse Total	Whitehorse Down-town	Whitehorse Granger	Whitehorse Hillcrest[1]	Whitehorse Porter Creek	Whitehorse Riverdale	Whitehorse Takhini	Watson Lake	Dawson City
						$				
2008	Dec.	750	725	700	675	725	800	650	775	650
	Sept.	725	700	700	680	725	800	600	775	650
	June	700	680	700	700	650	750	600	675	650
	March	700	680	700	700	650	725	600	675	650
2007	Dec.	700	680	700	700	650	725	600	675	625

Median Rents in Whitehorse, December 2008



The median rent in Whitehorse increased from $700 in December '07 to $750 in December '08, an increase of $50, or 7.1%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased $45, or 6.6%.
- Granger rents remained the same.
- Porter Creek rents increased $75, or 11.5%.
- Riverdale rents increased $75, or 10.3%.
- Takhini rents increased $50, or 8.3%.

The median rent in Watson Lake increased $100, or 14.8%, between December '07 and December '08, while the median rent in Dawson City increased $25, or 4.0%, for the same time period.

[1] *See footnote on page 4.*

2 Vacancy Rate

'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

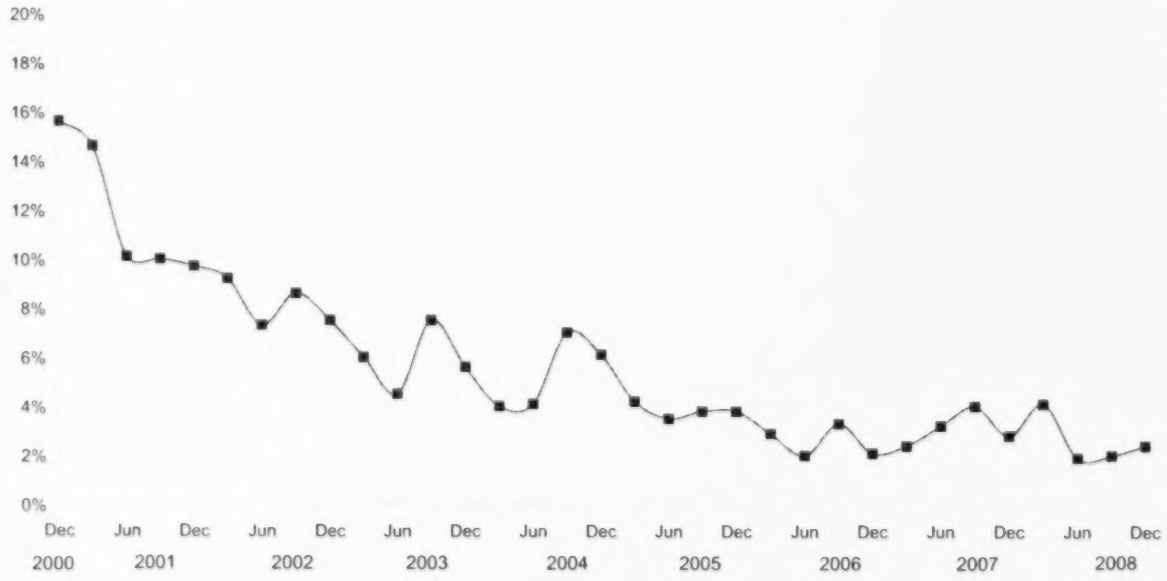
Monthly Vacancy Rates for All Units
December 2007 to December 2008

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest[1]	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2008	Dec.	2.4	2.0	0.0	2.1	0.0	2.6	5.9	14.3	0.0
	Sept.	2.0	2.0	0.0	0.0	0.0	2.0	5.9	2.9	0.0
	June	1.9	2.3	0.0	0.0	0.0	1.7	3.9	0.0	0.0
	March	4.1	3.5	0.0	4.2	4.3	5.6	0.0	2.9	0.0
2007	Dec.	2.8	2.9	0.0	5.6	4.3	2.6	0.0	11.4	0.0

[1] *See footnote on page 4.*

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low. With the exception of March 2008, the vacancy rate has been 4.0% or below since June of 2005. The December 2008 vacancy rate of 2.4% is only 0.4 percentage points above the September 2008 rate (2.0%), which was second lowest on record since September 1991. December's vacancy rate represents 20 vacant apartments out of 841 surveyed.

Whitehorse Vacancy Rate
December 2000 to December 2008



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $800 in Riverdale to a low of $650 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $780, 1-bedroom apartments at $740, and bachelor units at $650.

Median Rent by Apartment Size and Location, December 2008

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
					($)				
ALL	750	725	700	675[1]	725	800	650	775	650
BACHELOR	650	650	..	580	563	700	650	675	600
1-BEDROOM	740	740	600	550	600	825	750	625	700
2-BEDROOM	780	815	700	780[1]	850	775	..	875	..
3+ BEDROOM	850	948	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Porter Creek to a high of 5.9% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (3.8%), followed by 1- and 2-bedroom apartments (2.3%), and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, December 2008

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
					(%)				
ALL	2.4	2.0	0.0	2.1[1]	0.0	2.6	5.9	14.3	0.0
BACHELOR	3.8	3.9	..	0.0	0.0	0.0	4.7	33.3	0.0
1-BEDROOM	2.3	1.8	0.0	4.5	0.0	2.2	12.5	0.0	0.0
2-BEDROOM	2.3	1.1	0.0	0.0[1]	0.0	3.2	..	21.1	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

[1] *See footnote on page 4.*

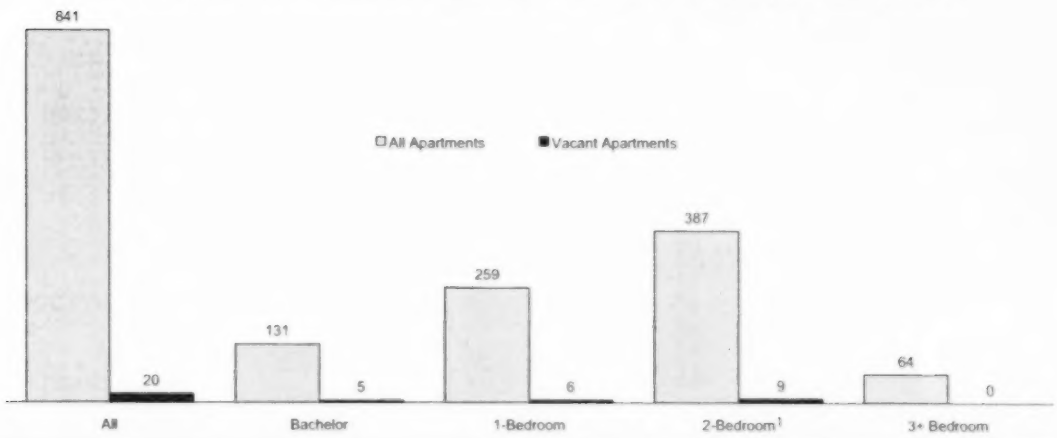
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 841. Of these, 20, or 2.4%, were vacant as of December 2008. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, December 2008

			Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	841	350	20	48[1]	23	349	51	35	8
	vacant	20	7	0	1[1]	0	9	3	5	0
BACHELOR	number	131	77	..	6	2	3	43	3	4
	vacant	5	3	..	0	0	0	2	1	0
1-BEDROOM	number	259	170	4	22	10	45	8	12	4
	vacant	6	3	0	1	0	1	1	0	0
2-BEDROOM	number	387	95	16	20[1]	4	252	..	19	..
	vacant	9	1	0	0[1]	0	8	..	4	..
3+ BEDROOM	number	64	8	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, December 2008



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

[1]Due to non-response of a landlord in Hillcrest since September 2007, the figures for Hillcrest 2-bedroom apartments are not a complete representation of all Hillcrest 2-bedroom apartments.

.. = not applicable

Yukon
Executive Council Office
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